

REGULAR MEETING PLANNING COMMISSION AGENDA

Civic Center
Council Chambers
150 South Palm Ave.
Rialto, California 92376

Wednesday
July 14, 2010
6:00 p.m.

Members of the public are given an opportunity to speak on any listed agenda items. Please notify the Planning Division if you wish to do so. All agendas are posted in the City Hall Administration Building (150 South Palm Avenue, Rialto, California 92376) at least 72 hours in advance of the meeting. Copies of the staff reports relating to each item on the agenda are on file in the Planning Division, 150 South Palm Avenue, Rialto, California 92376 and are available for public inspection. Any person having a question concerning any agenda item may call the Planning Division (909) 820-2535 to inquire about any item described on the agenda.

Based upon the open meeting laws (the Brown Act), additional items may be added to the agenda and acted upon by the Planning Commission only if it is considered to be a "subsequent need" or "emergency item" and is added by a two-thirds vote. Matters raised under Oral Communications may not be acted upon at that meeting other than as provided above.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Director of Public Works at (909) 421-7279. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

NOTICE TO PUBLIC: To speak on Public Hearing Items, fill out a form located at the front counter in the lobby and give it to the Development Services Director or his/her designee. Each person will be allowed 5 minutes to address the Planning Commission.

If you challenge in court any action taken concerning a Public Hearing item, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City at, or prior to, the Public Hearing. A decision by the Planning Commission may be appealed to the City Council. An appeal must be filed with the City Clerk upon forms provided by the City within fifteen (15) calendar days after the hearing.

NEXT RESOLUTION NO. 10-38

1. CALL TO ORDER

TIME: _____

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Beth George, Chair

Dale Estvander, Vice Chair

Artist Gilbert

Jerry Gutierrez

Pauline Tidler

Al Twine

John Peukert

Jim Erickson, Asst. City Attorney

Michael E. Story, Director

Gina Gibson, Senior Planner

Daniel Casey, Asst. Planner

Liz Maine, Commission Secretary

4. **ORAL COMMUNICATION FROM THE AUDIENCE**
(ITEMS NOT ON THE AGENDA)

5. **PUBLIC HEARING ITEM - CONTINUED FROM MARCH 10, 2010**

CONDITIONAL DEVELOPMENT PERMIT NO. 643

APPLICANT: JKGK, INC.

LOCATION: 993 WEST VALLEY BLVD, SUITE 104

TO ALLOW THE ESTABLISHMENT OF A MASSAGE PARLOR IN AN EXISTING BUILDING LOCATED WITHIN THE C-M (COMMERCIAL MANUFACTURING) ZONE

CLOSE PUBLIC HEARING

Motion _____

Second _____

Vote _____

CONSIDERATION OF CDP NO. 643

Motion _____

Second _____

Vote _____

PROJECT PLANNER: Daniel Casey, Assistant Planner

6. **PUBLIC HEARING ITEM – CONTINUED FROM JUNE 30, 2010**

CONDITIONAL DEVELOPMENT PERMIT NO. 581

APPLICANT: JASON DAVIS

LOCATION: 134 SOUTH RIVERSIDE AVENUE

A REQUEST TO MODIFY THE CONDITIONS OF APPROVAL FOR AN EXISTING LIVE JAZZ CAFÉ IN THE CORE COMMERCIAL (C-C) ZONE OF THE CENTRAL AREA SPECIFIC PLAN

CLOSE PUBLIC HEARING

Motion _____

Second _____

Vote _____

CONSIDERATION OF CDP NO. 581

Motion _____

Second _____

Vote _____

PROJECT PLANNER: Daniel Casey, Assistant Planner

7. **PUBLIC HEARING ITEM**

LOT SPLIT NO. 451 (TPM#19211)

APPLICANT: RIALTO REDEVELOPMENT AGENCY

LOCATION: EAST & WEST SIDES OF AYALA DRIVE, APPROX. 662' N/O BASE LINE ROAD

A REQUEST TO SUBDIVIDE AN APPROXIMATE 5 ACRE SITE AND CREATE 2 NEW LOTS, IN THE I-AR (AIRPORT RELATED INDUSTRIAL) ZONE OF THE AIRPORT SPECIFIC PLAN

CLOSE PUBLIC HEARING

Motion _____
Second _____
Vote _____

CONSIDERATION OF LS NO. 451

Motion _____
Second _____
Vote _____

PROJECT PLANNER: Gina Gibson, Senior Planner

8. **DIRECTOR OF DEVELOPMENT SERVICES COMMENTS**

9. **PLANNING COMMISSION COMMENTS**

10. **ADJOURNMENT**

Motion _____
Second _____
Vote _____